2 Lewis Mews
Technology Drive
RUGBY
CV21 1GU

£1,100 PCM

- TWO BEDROOM
- FORMER SHOW HOME
- UNFURNISHED
- DOWNSTAIRS CLOAKROOM
- SEMI DETACHED TOWNHOUSE
- AVAILABLE EARLY JULY
- KITCHEN WITH APPLIANCES
- ENERGY EFFICIENCY RATING B

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** AVAILABLE EARLY JULY** This former show home located in the popular development on Technology Drive positioned with an open aspect to the front. This superb property benefits from upvc double glazing, gas radiator central heating, kitchen with fully fitted appliances to include fridge/freezer. dishwasher, washing machine. In brief the accommodation comprises of, kitchen, downstairs cloakroom, lounge/dining room, two bedrooms and a family bathroom. Externally there is an enclosed rear garden and off road parking. **UNFURNISHED** Sorry, No Pets.

Accommodation Comprises
Entry via partly glazed composite door into:

Entrance Hallway
With stairs rising to first floor landing. Karndean flooring. Nest thermostat control. Stairs rising to first floor landing. Doors to:

Downstairs Cloakroom / WC
With suite to comprise; low level w.c. and pedestal wash hand basin. Tiling to splash areas. Radiator. Karndean flooring. Frosted window to front elevation.

Kitchen
9'9" x 6'1" (2.99m x 1.86m)
Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in oven and hob with stainless steel extractor canopy. Zanussi appliances to include fridge/freezer, washing machine and dishwasher. Karndean flooring. Window to front aspect.

Lounge / Dining Room
13'5" x 13'3" max (4.10m x 4.04m max)
Twin fully glazed upvc doors opening to rear garden. Two radiators. Understairs storage cupboard. Karndean flooring.

First Floor Landing
Doors to bedrooms and bathroom.

Bedroom One
13'6" x 8'5" max (4.12m x 2.59m max)
Two windows to rear aspect. Built in double wardrobes. Radiator. Nest thermostat control.

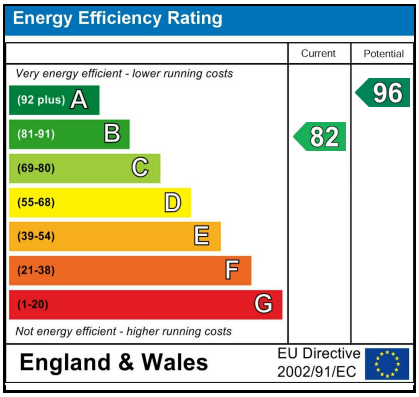
Bedroom Two
13'6" x 8'0" (4.12m x 2.46m)
Two windows to front aspect. Over stairs storage cupboard. Radiator.

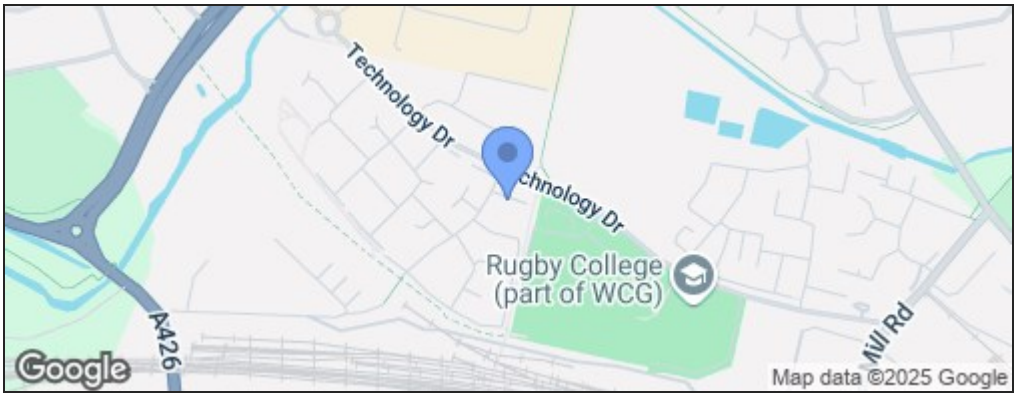
Bathroom
With three piece white suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Towel radiator. Karndean flooring. Extractor fan.

Externally Front
Shrub borders. Pathway to the entrance. Allocated parking for one vehicle. Shared visitor parking space.

Rear Garden
Paved patio area. Area laid to lawn. Flower and shrub borders. Enclosed by timber panel fencing. Side pedestrian access.

Agents Note
Deposit: £1269.23
Length Of Tenancy: 6 Months
Council Tax Band: B
Energy Efficiency Rating: C





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